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CATALOGUE

OF

132 LOTS OF LAND,

TO BE SOLD BY AUCTION,

ON TUESDAY, FEBRUARY 18, 1845.

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## South Cove Corporation.

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NOTICE is hereby given, that the Annual Meeting of the SOUTH COVE CORPORATION will be held at the UNITED STATES HOTEL, in Boston, on *Tuesday, the 18th day of February instant, at 10 o'clock in the forenoon*, for the choice of Directors, and the transaction of such other business as shall regularly come before the meeting.

By order of the Directors,

ELLIS GRAY LORING, *Clerk.*

*Boston, February 1, 1845.*

CATALOGUE  
OF  
**132 LOTS OF LAND,**  
IN THE  
**SOUTH COVE,**  
WITH THE  
NUMBERS, DIMENSIONS, AND CONTENTS,  
AFFIXED TO EACH LOT,  
TO BE DIVIDED AMONG THE STOCKHOLDERS,  
BY ORDER OF THE  
DIRECTORS OF THE SOUTH COVE CORPORATION.

**THE RIGHT OF CHOICE,**  
AMONG SAID LOTS, WILL BE SOLD BY AUCTION, TO THE  
STOCKHOLDERS ONLY, UPON THE TERMS  
AND CONDITIONS ANNEXED,

On Tuesday, February 18, 1845,

AT 10 O'CLOCK, A. M.,

*At the United States Hotel, Boston.*

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BOSTON:  
PRESS OF CROCKER AND BREWSTER,  
47, Washington-street.  
1845.





## CONDITIONS OF DIVIDEND.

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ART. 1. 132 lots of land, containing 120,000 square feet, will be offered to the stockholders, giving them a dividend of 100 feet for every share of stock they own ; but no stockholder can take a less quantity of land than 900 feet.

ART. 2. The right of choice in all the lots in the Catalogue will be set up at Auction, on Tuesday, the 18th day of February, 1845. The highest bidder will have the right of taking any number of contiguous lots, not exceeding his due proportion, according to the number of shares he owns. The selection of lots is to be made at the auction forthwith. The bidding for the right of choice is to be by the square foot. Warranty deeds will be given.

ART. 3. The choice money to be paid in cash within ten days from the sale.

ART. 4. Stockholders owning a less number of shares than nine, can buy or sell rights to the dividend, or join with others and take land, either at the sale, or within ten days thereafter.

ART. 5. If any stockholder shall have neglected to bid and select his land or proportion of land at the time of sale, he may at any time within ten days thereafter make his selection among the remaining lots, as per catalogue, and the stockholder who first notifies the Treasurer, in writing, of the land he chooses, shall be entitled to the land so selected. Stockholders not making their selection at the sale, or within ten days thereafter, will be considered as having waived their right to the dividend in land ; but after ten days, the remaining lots, as per catalogue, shall be sold

at public auction, for cash, as soon as reasonably may be, and the proceeds of one hundred feet to a share, distributed among those stockholders who shall have neglected to take their dividend in land within the time prescribed, including those who shall have fractions of shares unsatisfied.

ART. 6. The lots on Harrison Avenue will be conveyed subject to the restriction that no part (above ground) of any building or other erection, fences and door-steps excepted, that shall be placed on said lots, shall be less than five feet from the line of the street, except that cellar-doors, balconies, blinds, eaves, and gutters, may be projected not exceeding eighteen inches.

ART. 7. No building on any of said lots shall be erected other than those of stone or brick with slated roofs, and no building shall be used for a stable, smith's-shop, or with a steam-engine or furnace for any mechanical or manufacturing purpose. And no building on Oswego street shall be less or more than two and a half stories in height, with a basement story; and no building on Genesee, Rochester, or Troy streets, or Harrison Avenue, shall be less than two and a half stories in height. All the restrictions in this article shall be in force for the term of ten years and no longer. Provided, however, that the owners of two thirds of the lots on either Genesee, Rochester, or Troy street shall have the right, by mutual agreement, recorded in the Registry of Deeds for the County of Suffolk, to rescind any or all the restrictions in this article applicable to such street respectively.

ART. 8. The partition walls above the cellar floors shall be of brick and eight inches in thickness, and may be erected on the dividing lines of the lots, one half on each lot; and if the owner of any lot shall neglect or refuse to build, upon the written request of the owner of that adjacent, made to the former or his guardian or agent, the latter shall have the right to erect the wall in a substantial manner, and the said owner of the adjacent lot shall pay, before he enters any timbers or joist upon it, one half the reasonable cost thereof, or of such portion as he shall at any time use. And if the parties fail to agree upon said reasonable cost, it shall be determined by referees, mutually chosen, whose award shall be final.



ART. 9. Common sewers are to be constructed within one year, by the Corporation, in Genesee, Rochester, Troy, and Albany streets, into which the owners of all the lots shall have the right to drain, paying their proportion of the expense of keeping the same in repair, and the streets will be graded and gravelled.

ART. 10. No part above ground of any building or other erection on any of the lots on Oswego, Genesee, Rochester, or Troy streets (one door step not more than ten inches wide excepted) shall project into any of the streets, except that cellar-doors, balconies, blinds, eaves, and gutters, may be projected not exceeding eighteen inches.

ART. 11. The lands will not be filled by the Corporation any higher than they now are. The old building occupied by Hawkes and Hunt on Oswego street will be removed after the sale. The old building projecting into Troy street will be removed within thirty days after the termination of the existing lease to Miller and Sickels, which will expire on the first of June, 1848.

ART. 12. Lots numbered 1217, 1218, 1219, and 1220, will be sold subject to the aforesaid Lease, and the buildings thereon will be removed within thirty days after the termination of said lease, and the purchaser of either of said lots will not be entitled to receive any rent, or be called upon to pay any taxes during the continuance of said lease.

ART. 13. The deeds will be delivered at the office of ELLIS GRAY LORING, Esq., the Solicitor, Brazer's Building, State Street.

B. R. NICHOLS, *President.*

FRANCIS JACKSON, *Agent.*

# CATALOGUE.

## Section 1.

18 Lots on Oswego Street.

No.	Dimensions.		Contents.		No.	Dimensions.		Contents.
	Front.	Deep.				Front.	Deep.	
1062	20	by 45	900		1086	20	by 45	900
1064	"	"	900		1087	"	"	900
1079	"	"	900		1088	"	"	900
1080	"	"	900		1089	"	"	900
1081	"	"	900		1090	"	"	900
1082	"	"	900		1091	"	"	900
1083	"	"	900		1092	"	"	900
1084	"	"	900		1093	"	"	900
1085	"	"	900		1094	"	"	900
			8100					8100

## Section 2.

22 Lots on the North side of Genesee Street.

1095	20	by 45	900		1106	20	by 45	900
1096	"	"	900		1107	"	"	900
1097	"	"	900		1108	"	"	900
1098	"	"	900		1109	"	"	900
1099	"	"	900		1110	"	"	900
1100	"	"	900		1111	"	"	900
1101	"	"	900		1112	"	"	900
1102	"	"	900		1113	"	"	900
1103	"	"	900		1114	"	"	900
1105	"	"	900		1115	"	"	900
1104	"	"	900		1116	"	"	900
			9900					9900



**Section 3.***22 Lots on the South side of Genesee Street.*

No.	Dimensions.		Contents.		No.	Dimensions.		Contents.
	Front.	Deep.				Front.	Deep.	
1119	20	by 45	900		1130	20	by 45	900
1120	"	"	900		1131	"	"	900
1121	"	"	900		1132	"	"	900
1122	"	"	900		1133	"	"	900
1123	"	"	900		1134	"	"	900
1124	"	"	900		1135	"	"	900
1125	"	"	900		1136	"	"	900
1126	"	"	900		1137	"	"	900
1127	"	"	900		1138	"	"	900
1128	"	"	900		1139	"	"	900
1129	"	"	900		1140	"	"	900
			9900					9900

**Section 4.***22 Lots on the North side of Rochester Street.*

1146	20	by 45	900		1157	20	by 45	900
1147	"	"	900		1158	"	"	900
1148	"	"	900		1159	"	"	900
1149	"	"	900		1160	"	"	900
1150	"	"	900		1161	"	"	900
1151	"	"	900		1152	"	"	900
1152	"	"	900		1163	"	"	900
1153	"	"	900		1164	"	"	900
1154	"	"	900		1165	"	"	900
1155	"	"	900		1166	"	"	900
1156	"	"	900		1167	"	"	900
			9900					9900

**Section 5.***22 Lots on the South side of Rochester Street.*

No.	Dimensions.		Contents.		No.	Dimensions.		Contents.
	Front.	Deep.				Front.	Deep.	
1168	20	by 45	900		1179	20	by 45	900
1169	"	"	900		1180	"	"	900
1170	"	"	900		1181	"	"	900
1171	"	"	900		1182	"	"	900
1172	"	"	900		1183	"	"	900
1173	"	"	900		1184	"	"	900
1174	"	"	900		1185	"	"	900
1175	"	"	900		1186	"	"	900
1176	"	"	900		1187	"	"	900
1177	"	"	900		1188	"	"	900
1178	"	"	900		1189	"	"	900
			9900					9900

**Section 6.***23 Lots on Troy Street, and 3 Lots on Harrison Avenue.*

1195	20	by 45	900		1208	20	by 45	900
1196	"	"	900		1209	"	"	900
1197	"	"	900		1210	"	"	900
1198	"	"	900		1211	"	"	900
1199	"	"	900		1212	"	"	900
1200	"	"	900		1213	"	"	900
1201	"	"	900		1214	"	"	900
1202	"	"	900		1215	"	"	900
1203	"	"	900		1216	"	"	900
1204	"	"	900		1217	"	60	1200
1205	"	"	900		1218	"	"	1200
1206	"	"	900		1219	"	"	1200
1207	"	"	900		1220	"	"	1200
			11700					12900



Cobb Wharf

20	20	60	1220
60	20		1219
1217	20	60	1210

Troy Street

of trees

Rochester Street

Genesee St. <sup>8 Cts</sup> Street

Oswego <sup>St. Mary</sup> Street

O'neida Street

Eric Street

Francis Jackson Agent  
February, 18 1845

Liebigk. St.

Ararson

Florence



